



CITY OF KIRKLAND
Planning and Building Department
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MEMORANDUM

To: Design Review Board

From: Jon Regala, Senior Planner

Date: June 9, 2016

File No.: DRV16-00914

Subject: VILLAGE AT TOTEM LAKE PHASE II (UPPER MALL)
DESIGN RESPONSE CONFERENCE

I. MEETING GOALS

At the June 20, 2016 Design Review Board (DRB) meeting, the DRB should conduct a Design Response Conference and provide feedback to the applicant regarding project consistency with the design guidelines and conditions found in the Conceptual Master Plan for the Totem Lake Mall. During the Design Response Conference, the DRB should provide feedback on the Phase II design (upper Mall) and the materials necessary for additional project review. See Section VI below for discussion topics for the meeting.

II. BACKGROUND INFORMATION

General

The applicant for the proposal is Alex Gutierrez with Carrier Johnson + CULTURE, an architecture firm in San Diego, CA, representing the property owner CenterCal Properties, LLC. The subject property is located at 12560 - 12632 120th Avenue NE (see Attachment 1), the 'upper Mall' of the Village at Totem Lake project. The upper Mall currently consists of Trader Joes, Big Five, Wells Fargo, and several other tenants as well their associated surface parking. The Wells Fargo parcel, currently located in the area of the proposed public plaza, is not currently owned by CenterCal Properties, LLC. Ownership by CenterCal is anticipated once Wells Fargo is relocated to the lower Mall.

The applicant is proposing to demolish the existing buildings and construct a new mixed-used development as the second (and final) phase of the Village at Totem Lake project. This phase of the redevelopment project will consist of approximately:

- 44,197 sq. ft. of retail and restaurant uses
- 35,000 sq. ft. movie theater
- 650 residential units
- 1,393 parking stalls within a parking garage

The applicant has provided a design response based on DRB feedback given at a Conceptual Design Conference held on January 20, 2016. Also included in the response is a program description and general project information (see Attachment 2).

Lower Mall (Phase I)

On April 4, 2016, the DRB approved with conditions the design review application for the lower Mall. The lower Mall (Phase I) consists of approximately:

- 273,645 sq. ft. of retail space
- 200 residential units
- 1,395 parking stalls

The design of 120th Avenue NE, including the shared pedestrian/bicycle sidewalk concept, was approved with Phase I. The applicant is currently working with Public Works on finalizing the design with their grading permit submittal.

On May 13, 2016, an appeal of the DRB's decision was filed by a neighboring property owner (Institute Properties). The appellants are concerned that the DRB approval would violate a parking easement on the Mall property granted to Institute Properties and that the proposed northern driveway is unsuitable in terms of its function and safety. The appeal hearing is scheduled for July 7, 2016.

III. SITE

The subject property is located in the TL 2 zone of the Totem Lake Business District and currently contains upper Mall of the Totem Lake Mall. 120th Avenue NE divides the Mall into two large parcels. The lower Mall is west of 120th Avenue NE and the upper Mall is east of 120th Avenue NE. The upper Mall elevation sits approximately 10' higher than the lower Mall. The majority of the existing buildings are proposed to be demolished with the redevelopment project.

The following are the zoning, uses, and height limits of properties adjacent to the subject property (see Attachment 3):

- North:* TL 1A. Medical Office. 30' to 160' above average building elevation.
TL 3B. EvergreenHealth Campus. 75' to 150' above average building elevation.
- East:* PR 1.8. Madison House. 30' above average building elevation
- South:* TL 8. Retail, restaurant, and bank uses. 65' above average building elevation.
- West:* TL 2 & I-405. Retail. 30' above average building elevation.

IV. CONCEPTUAL DESIGN CONFERENCE

A Conceptual Design Conference was held on January 20, 2016. At the meeting, the DRB provided direction to the applicant in regards to the upper Mall design. The DRB did not decide on a specific massing option. However, the DRB agreed to allow the application to proceed to the design conference stage with the expectation that the applicant adequately address the comments below.

- Utilize a variety of vertical and horizontal modulation techniques to preserve pedestrian scale along 120th Avenue NE and to mitigate the large building expanse created by a 7-story structure. Vary the horizontal datum between the retail and residential levels along 120th Avenue NE.
- Provide details regarding the building facades visible beyond the Chase Bank building located at the northeast corner of 120th Avenue NE and Totem Lake Way, including the driveway entrance north of the bank.
- Explore the movie theater design and how it integrates with the public plaza and adjacent residential buildings.
- Provide:
 - A detailed landscape plan.

- Shadow studies for the various massing options presented at the Conceptual Design Conference.
- Ground level perspective drawings from various vantages around the project including major nodes, entrances, pedestrian paths, and key vantages. An interactive Sketchup model should be provided at the meeting.
- Explore and provide details regarding the required pedestrian connection to EvergreenHealth.
- Further develop the residential component along Totem Lake Way. Suggestions included using stoops and focusing on parking entrance design. Architectural detailing should be used to help provide variety to the long building facades.
- Update the plaza design to be more pedestrian oriented and scaled. Building facades along the plaza should be articulated and modulated. Provide details on pedestrian amenities.
- Include the building massing envelope for Phase I and adjoining buildings with any drawings and the Sketchup model.

V. AMENDED CONCEPTUAL MASTER PLAN CONDITIONS & DESIGN GUIDELINES

The Design Review Board approved the Totem Lake Mall Conceptual Master Plan (CMP) on December 5, 2005. The CMP provides conceptual plans (including anticipated uses), design guidelines, development standards, conditions of approval, and the review processes to guide the redevelopment of the Mall. This was a requirement of the TL 2 zoning regulations. The CMP as later amended (see Attachment 4).

As part of the design review process, the Amended Conceptual Master Plan (CMP) requires that detailed plans and/or language be submitted that address a number of topics relating to the pedestrian environment, access, and building design (see Attachment 4, pages 28-30).

The subject property also has its own set of design guidelines which are contained in the Amended CMP (see Attachment 4, pages 14-21). These additional design related conditions should be considered at the appropriate design review/project phase. The following is a list of key design issues and/or design techniques that should be addressed with this project.

- Pedestrian-oriented space and plazas
- Building orientation towards pedestrian areas
- Pedestrian friendly building fronts
- Parking garage design
- Blank wall treatment
- Architectural and human scale
- Massing and articulation
- Building diversity
- Change in roofline
- Building material, color, and detail

VI. DESIGN RESPONSE CONFERENCE

The DRB should review the project for consistency with Amended CMP design guidelines and conditions. Given the preliminary project stage, staff offers the following discussion topics for consideration at the Design Response Conference. These topics are based on the Amended CMP design guidelines and conditions.

A. Building Design and Scale

The applicant has provided a design response, which includes perspective drawings and a Sketchup model (to be available at the June 20th meeting), based on their preferred massing scheme – Option C (see Attachment 2). Although the DRB did not specifically approve refinement of Option C at the Conceptual Design Conference, they were generally okay with this approach as long as their concerns listed in Section IV above are addressed with the design response materials. However, a shadow analysis was provided for all three massing alternatives (see Attachment 2, Sheets A11.5 - .7).

The DRB should consider the following topics with their review:

1. Understand the applicant's development program and overall architectural approach for the retail and residential components of the project. The applicant should describe the portions of the buildings that they would have control over and to what extent would individual retail tenants be able to modify the exterior/architectural design.
2. Review the applicant's response to mitigating the building massing. Specific items to consider based on direction given at the Conceptual Design Conference:
 - a. Does the proposal respond well to the Phase I buildings? How do the two phases relate to each other?
 - b. Has enough been done with utilizing horizontal and vertical modulation techniques for the building façade along 120th Avenue NE? Totem Lake Way? As an example, a common technique used to moderate vertical scale of a building is to clearly define a building's top, middle, and bottom. Techniques include:
 - (1) Top: Sloped roofs, strong eave lines, cornice treatments, horizontal trellises, or sunshades, etc.
 - (2) Middle: Windows, balconies, material changes, railings, and similar elements that unify the building design.
 - (3) Bottom: Pedestrian-oriented storefronts, pedestrian-scale building details, awnings, arcades, 'earth' materials such as brick, concrete, stone, etc.

What changes, if any, are necessary for these facades?
 - c. Do the proposed materials, colors, and building articulation reinforce the proposed modulation techniques? If no, provide feedback to the applicant on this topic.
3. Have visible portions of the parking garage been adequately screened, especially in the area near Chase Bank?
4. Provide feedback on the movie theater design as it relates to the adjacent residential buildings and the public plaza.
5. Overhead weather protection should be varied and located where adjoining a pedestrian walkway. What would the DRB like to see in order to comment on overhead weather protection design?
6. Does the DRB have any comments on the roofscapes? On rooftop appurtenance screening?
7. In regards to the DRB process, would the DRB allow administrative review for future façade changes based on tenant design requirements, similar to what was approved for Phase I?

8. What additional materials does the DRB need in order to conduct additional review of the project design and scale?

B. Access

1. A condition of the Amended CMP is that loading and service areas shall be located away from 120th Avenue NE and pedestrian areas. The proposal shows the main loading areas located either within the parking garage or along the east property line behind the movie theater. Are additional design changes needed to mitigate visual impacts and/or impacts to the pedestrian environment?
2. Are additional pedestrian connections within the site and to adjoining properties needed? See Section VII.A below for additional discussion.

C. Open Space and Landscaping

1. Identify suitable locations for public amenities such as art, sculptures, fountains, and benches?
2. Provide feedback on the proposed landscape plan and specifically on the following areas:
 - a. Public plaza.
 - b. Rooftop courtyard areas

D. Building Materials, Color, and Details

1. Provide feedback on the proposed materials and colors.
2. What additional materials does the DRB need on this topic?

VII. KEY ZONING REGULATIONS

Zoning regulations for uses in TL 2 are found in the use-zone chart (see Attachment 5). The following regulations are important to point out as they form the basis of any new development on the site.

- A. Pedestrian Connections. Pursuant to Kirkland Zoning Code Section 55.19.3, the applicant shall install at least one through-block pathway pursuant to the standards in KZC 105.19 from Totem Lake Boulevard to 120th Avenue NE, between the upper and lower portions of TL 2 and within TL 2 where necessary to strengthen pedestrian connections to streets between buildings, parking areas, and public spaces. Pedestrian connections to surrounding uses, including the Transit Center, the EvergreenHealth campus, and to the TL 1 zone shall also be provided.

KZC 105.2.d also requires pedestrian walkways connecting to adjacent properties. The location for the access points to adjacent lots should be coordinated with existing and planned development to provide convenient pedestrian links between developments. Where there are topographic changes in elevation between properties, stairs or ramps should be provided to make the pedestrian connection.

Staff Comment: This topic was also addressed in the Amended CMP. Exhibit 3 of the CMP contains the pedestrian circulation plan (see Attachment 3). Conditions were also placed in the CMP that required a number of pedestrian connections to be studied further as part of the appropriate project phase. The primary pedestrian connection between the upper and lower Mall occurs at the intersection of 120th Avenue NE and the east/west connection and flows into the proposed pedestrian plaza at the upper Mall. This intersection will be a signalized pedestrian crossing.

Of particular interest was the mid-block connection between EvergreenHealth and the Mall project. This connection should be studied further with the design review application for Phase II (upper Mall). Attachment 6 contains additional background on this topic since there were concerns expressed by the EvergreenHealth and by the Mall property owner at the time (DDR) regarding a mid-block connection, safety for pedestrians, property owner liability, and access through a parking garage.

On a related note, a short plat and new assisted living/memory care facility is being proposed on the property east of the Mall (see Attachment 7). As part of the neighboring proposal, the City will be requiring the existing pedestrian easement along the east property line of the Madison House property be modified from its current location to connect at some point near the southeast property line of the Village at Totem Lake project (see Attachment 8), unless it is determined by the City to be infeasible based on subsequent geotechnical and engineering information. The reason for the modification is due to the steep slope condition on the southern portion of the Madison House property. The condition of approval for the Jefferson House Short Plat is:

Prior to recording of the short plat, the applicant shall provide an easement and pedestrian trail between NE 128th Street and the Totem Lake Mall property. The City may, at its discretion, remove the easement and trail requirement.

The proposed connection should be part of the pedestrian connection discussion of the Village at Totem Lake project.

- B. Lot Coverage. TL 2 zoning regulations allow for 80% lot coverage.

Staff Comment: Lot coverage should be calculated as a percentage the total area of the upper and lower Mall. Preliminary calculations show that the project is at 85.8%, exceeding the code allowance for lot coverage.

KZC 115.90.2.c allows the following to be excluded from lot coverage:

Landscaped areas at least two (2) feet wide and 40 square feet in area located over subterranean structures if the Planning Official determines, based on site-specific information submitted by the proponent and prepared by a qualified expert, soil and depth conditions in the landscaped area will provide cleansing and percolation similar to that provided by existing site conditions.

The applicant should revise their proposal to comply with the lot coverage maximum. Compliance with this requirement will be finalized with the building permit review for the project.

- C. Height. The maximum height allowed in the TL 2 zone ranges from 90' to 135' above average building elevation. Building height may exceed 90' if approved through the CMP; provided that no more than 10% of the gross site area included within the CMP may have the increased building height. The increased building height may not exceed 135' above average building elevation.

Staff Comment: Preliminary height calculations show that the proposed buildings are no taller than 79.17' above average building elevation (ABE). Additional information based on the topographic survey is needed and compliance with the height requirement will be finalized with the building permit review for the project.

- D. Parking: Parking for the Mall project will be based on a parking demand study to be provided by the applicant.

Staff Comment: Staff has not yet evaluated the parking requirements for the proposed project.

- E. Sidewalks. Totem Lake Boulevard has been identified as a Major Pedestrian Sidewalk street which requires a sidewalk width of at least 8' to be installed on and/or adjacent to the subject property consistent with the standards in KZC Section 110.52.3. 120th Avenue NE has been identified as a Pedestrian-Oriented Street which requires 10' wide sidewalks along the entire frontage of the subject property.

Staff Comment: Design of 120th Avenue NE was discussed as part of the Phase I design review process. The applicant has since submitted a land surface modification permit which includes the combined sidewalk/bike lane design (approx. 21.5' wide) along the building frontage. The land surface modification permit is still in review by the City.

- F. Signs: A Master Sign Plan will be required for the project.
- G. Wetland: Under current City regulations, a small Type III wetland has been identified and delineated at the northeastern portion of the upper Mall (see Attachment 3, Sheet T0.5). The subject property is located in a primary basin as designated by the KZC.

Staff Comment: A Type III wetland located in a primary basin is required a 50' buffer. An additional 10' buffer setback is required. Only minor improvements would be allowed within the 10' buffer setback. Minor improvements include: walkways, pedestrian bridges, benches, and similar features. Driveways are not considered a minor improvement. The applicant's proposal does not comply with the required wetland buffer and buffer setback requirements and it should be redesigned to comply.

Another option is to apply for a buffer reduction through enhancement. Through this process, a wetland buffer may be reduced by no more than 1/3 of the standard buffer width if the criteria in KZC 90.60 are met. If this option is desired by the applicant, the applicant should refer to KZC 90.60 and meet with the project planner to go over the details associated with this approach.

Currently, the City is in the process of revising wetland regulations and generally, buffers are likely to increase with the adoption of those regulations later this year. However, the new regulations are not likely to affect the buffer width requirement for this particular wetland type and habitat rating. The draft regulations contemplate a reduced buffer for this wetland type based on guidance from the Department of Ecology.

- H. Vehicular Access. As part of the SEPA Addendum process, staff has required that the applicant provide additional information regarding proposed driveway locations, loading/unloading access points, and a traffic operations analysis of nearby street intersections.

Staff Comment: The applicant is close to finalizing the design requirements with Public Works. Staff anticipates that this information will be provided at a future Design Response Conference meeting.

VIII. PUBLIC COMMENT

Prior to the finalization and distribution of this staff memo, no comments from the general public were received.

IX. ATTACHMENTS

1. Vicinity Map
2. Applicant's Design Response Materials
3. Zoning Map
4. Amended CMP
5. TL 2 Zoning Chart
6. EvergreenHealth Pedestrian Connection - Background Memo
7. Madison House Short Plat Map
8. Pedestrian Connection Map



- City Limits
- Grid
- QQ Grid
- Cross Kirkland Corridor
- Regional Rail Corridor
- Streets
- Parcels
- Buildings
- Lakes
- Schools

1: 4,982



Notes

Vicinity Map



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merchantability, accompany this product.

THE VILLAGE AT
TOTEM LAKE

DESIGN RESPONSE CONFERENCE

06.09.2016



FAIRFIELD
RESIDENTIAL

carrierjohnson + CULTURE

PROJECT LOCATION



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TOTEM LAKE DATA SUMMARY

4/15/2016

PARKING		PARKING (Residential)		RETAIL	
Lot 1	325,760 sf	Lot 1	603	Lot 1	25,783 sf
Lot 2	223,797 sf	Lot 2	372	Lot 2	18,414 sf
	549,557 sf		975		44,197 sf
RESIDENTIAL		PARKING RATIO (Residential)		PARKING (Commercal)	
Lot 1	373,815 sf	Lot 1	1.5	Lot 1	412 Cars
Lot 2	237,641 sf	Lot 2	1.5		
	611,456 sf		1.5		
LEASING		UNITS			
Lot 1	2,040 sf	Lot 1	402		
Lot 2	1,807 sf	Lot 2	248		
	3,847 sf		650		

DEVELOPMENT SUMMARY LOT 1

TOTEM LAKE LOT 1					4/15/2016
Level	Use	GFA	Core	Net Leasable	FAR
Lvl 1	Totals	145,090 sf	9,300 sf	6,913 sf	145,090 sf
	Parking	101,054 sf			
	Commercial	25,783 sf			
	Residential	6,913 sf			
	Leasing	2,040 sf			
	Core	9,300 sf			
Lvl 2	Totals	139,993 sf	18,174 sf	19,417 sf	139,993 sf
	Parking	99,388 sf			
	Residential	19,417 sf			
	Core	18,174 sf			
	Fitness	3,014 sf			
Lvl 3	Totals	156,387 sf	11,725 sf	17,567 sf	156,387 sf
	Parking	125,318 sf			
	Residential	17,567 sf			
	Core	11,725 sf			
	Amenities	1,777 sf			
Lvl 4	Totals	102,057 sf	19,056 sf	82,521 sf	102,057 sf
	Residential	82,521 sf			
	Core	19,056 sf			
	Amenities	480 sf			
	Open Space	55,163 sf			
Lvl 5	Totals	100,716 sf	17,395 sf	83,321 sf	100,716 sf
	Residential	83,321 sf			
	Core	17,395 sf			
Lvl 6	Totals	100,716 sf	17,395 sf	83,321 sf	100,716 sf
	Residential	83,321 sf			
	Core	17,395 sf			
Lvl 7	Totals	100,989 sf	17,220 sf	80,755 sf	100,989 sf
	Residential	80,755 sf			
	Core	17,220 sf			
	Club House	3,014 sf			
Total Commercial		25,783 sf		25,783 sf	
Total Residential		373,815 sf		373,815 sf	
Total Parking		325,760 sf			
Total GSF Above Grade		845,948 sf			
Gross Project F.A.R.		5.48			845,948 sf

Unit Mix

Unit Mix					
Levels	Studio	1 BD/1 BA	2 BD/2 BA	3 BD/2 BA	Total
	27.1%	39.1%	33.8%	0.0%	
7	27	31	30	0	88
6	27	33	30	0	90
5	27	33	30	0	90
4	24	34	30	0	88
3	2	10	6	0	18
2	2	11	7	0	20
1	0	5	3	0	8
TOTAL					402

Average Unit Size					930 sf
Percent	27.1%	39.1%	33.8%	0.0%	100%

	Studio	1 Bed	2 Bed	3 Bed	Total
Total	109	157	136	0	402

Avg.	650 sf	856 sf	1,252 sf	0 sf	
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Parking

Parking	moto	tandem	standard	ADA	
L1 (Commerical Only)	0	0	224	5	229
L1 (Leasing)	0	0	4	1	5
L1 (Residential)	0	0	39	2	41
L2 (Residential)	0	0	230	5	235
L3 (Residential)	0	0	320	7	327
Total					603

	Total Commercial	229
	Total Residential	603
	TOTAL	832
Parking Ratio (Residential)		1.50

ADA (Residential)	2%	14
Motorcycle	1 per 20 units	0

Height Diagram

Sectional Diagram		
Parpaet	3 ft	
1 7	10 ft	0 in
1 6	10 ft	0 in
1 5	10 ft	0 in
1 4	10 ft	0 in
1 3	11 ft	0 in
1 2	11 ft	0 in
1 1	20 ft	0 in

# Ground Lvl 1	1		
# Level 2	1		
# Level 3	1		
# Level 4	1		
# Level 5	1		
# Level 6	1		
# Level 7	1		
# Total Floors	7	85 ft	0 in

Total Height	85.00 ft
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DEVELOPMENT SUMMARY LOT 2

TOTEM LAKE LOT 2				4/15/2016	
Level	Use	GFA	Core	Net Leasable	FAR
Lvl 1	Totals	132,081 sf	2,308 sf	18,414 sf	22,529 sf
	Parking	109,552 sf			
	Commercial	18,414 sf			
	Leasing	1,807 sf			
	Core	2,308 sf			
Lvl 2	Totals	138,338 sf	8,774 sf	13,817 sf	22,591 sf
	Parking	114,245 sf			
	Residential	13,817 sf			
	Core	8,774 sf			
	Fitness	1,502 sf			
Lvl 3	Totals	54,660 sf	9,736 sf	43,751 sf	54,660 sf
	Residential	43,751 sf			
	Amenities	1,173 sf			
	Core	9,736 sf			
	Open Space	30,283 sf			
Lvl 4	Totals	55,719 sf	10,779 sf	44,940 sf	55,719 sf
	Residential	44,940 sf			
	Core	10,779 sf			
Lvl 5	Totals	55,811 sf	10,871 sf	44,940 sf	55,811 sf
	Residential	44,940 sf			
	Core	10,871 sf			
Lvl 6	Totals	55,811 sf	10,871 sf	44,940 sf	55,811 sf
	Residential	44,940 sf			
	Core	10,871 sf			
Lvl 7	Totals	55,449 sf	10,196 sf	43,751 sf	53,947 sf
	Residential	43,751 sf			
	Core	10,196 sf			
	Club House	1,502 sf			
	Total Commercial	18,414 sf		18,414 sf	
	Total Residential	237,641 sf		236,139 sf	
	Total Parking	223,797 sf			
	Total GSF Above Grade	547,869 sf			
	Gross Project F.A.R.	6.19			547,869 sf

Unit Mix					
Unit Mix					
Levels	Studio 18.5%	1 BD/1 BA 45.2%	2 BD/2 BA 31.0%	3 BD/2 BA 5.2%	Total
7	9	22	14	2	47
6	8	22	15	2	47
5	8	22	15	2	47
4	8	22	15	2	47
3	9	22	14	2	47
2	4	2	4	3	13
1	0	0	0	0	0
TOTAL					248
Average Unit Size					952 sf
Percent	18.5%	45.2%	31.0%	5.2%	100%
	Studio	1 Bed	2 Bed	3 Bed	Total
Total	46	112	77	13	248
Avg.	634 sf	846 sf	1,243 sf	1,414 sf	
Parking					
Parking	moto	tandem	standard	ADA	
L1 (Commerical Only)	0	0	185	4	189
L1 (Leasing)	0	0	4	1	5
L1 (Residential)	0	0	39	1	40
L2 (Residential)	0	0	325	7	332
Total					372
Total Commercial					189
Total Residential					372
TOTAL					561
Parking Ratio (Residential)					1.50
ADA (Residential)			2%		8
Motorcycle			1 per 20 units		0

Height Diagram			
Sectional Diagram			
	Parapet	3 ft	
1	7	10 ft	0 in
1	6	10 ft	0 in
1	5	10 ft	0 in
1	4	10 ft	0 in
1	3	11 ft	0 in
1	2	11 ft	0 in
1	1	20 ft	0 in
# Ground Lvl 1	1		
# Level 2	1		
# Level 3	1		
# Level 4	1		
# Level 5	1		
# Level 6	1		
# Level 7	1		
# Total Floors	7	85 ft	0 in
		Total Height	85.00 ft



CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES
PUBLIC LAND SURVEY OFFICE
1111 WASHINGTON STREET S.E.
P.O. BOX 47060
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

CALL BEFORE YOU DIG:
1-800-424-5555

GRADING AND DRAINAGE PLAN

FOR

THE VILLAGE AT TOTEM LAKE UPPER MALL SITE

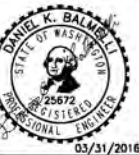
A PORTION OF THE SE1/4 + SW1/4, OF THE NW1/4 OF SEC. 28,
AND A PORTION OF THE NW1/4 + NE1/4, OF THE SW1/4 OF SEC. 28,
TWP. 26 N., RANGE 5 EAST, W. M.
CITY OF KIRKLAND, KING COUNTY, STATE OF WASHINGTON

CAUTION: UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

THIS
GRADING AND DRAINAGE PLAN

For:
CENTERCAL PROPERTIES, LLC
1600 EAST FRANKLIN AVENUE
EL SEGUNDO, CA 90245



Scale:
Horizontal
Vertical

Designed: JEP
Drawn: JEP
Checked: AS
Approved: DMB
Date: 03/31/16

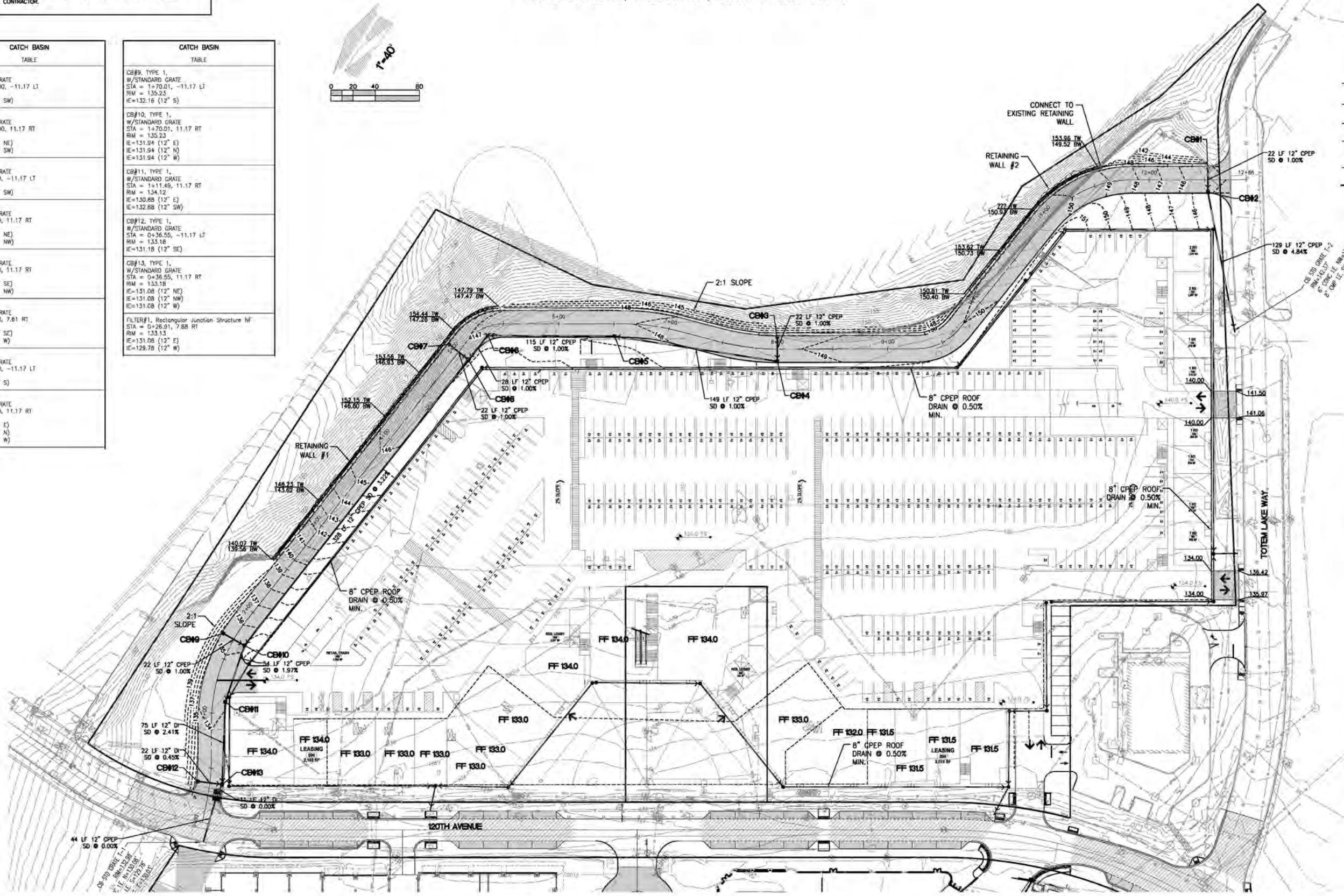
18215 72ND AVENUE SOUTH
KENT, WA 98032
(425) 251-6222
(425) 251-8782 FAX
CIVIL ENGINEERING, LAND PLANNING,
SURVEYING, ENVIRONMENTAL SERVICES



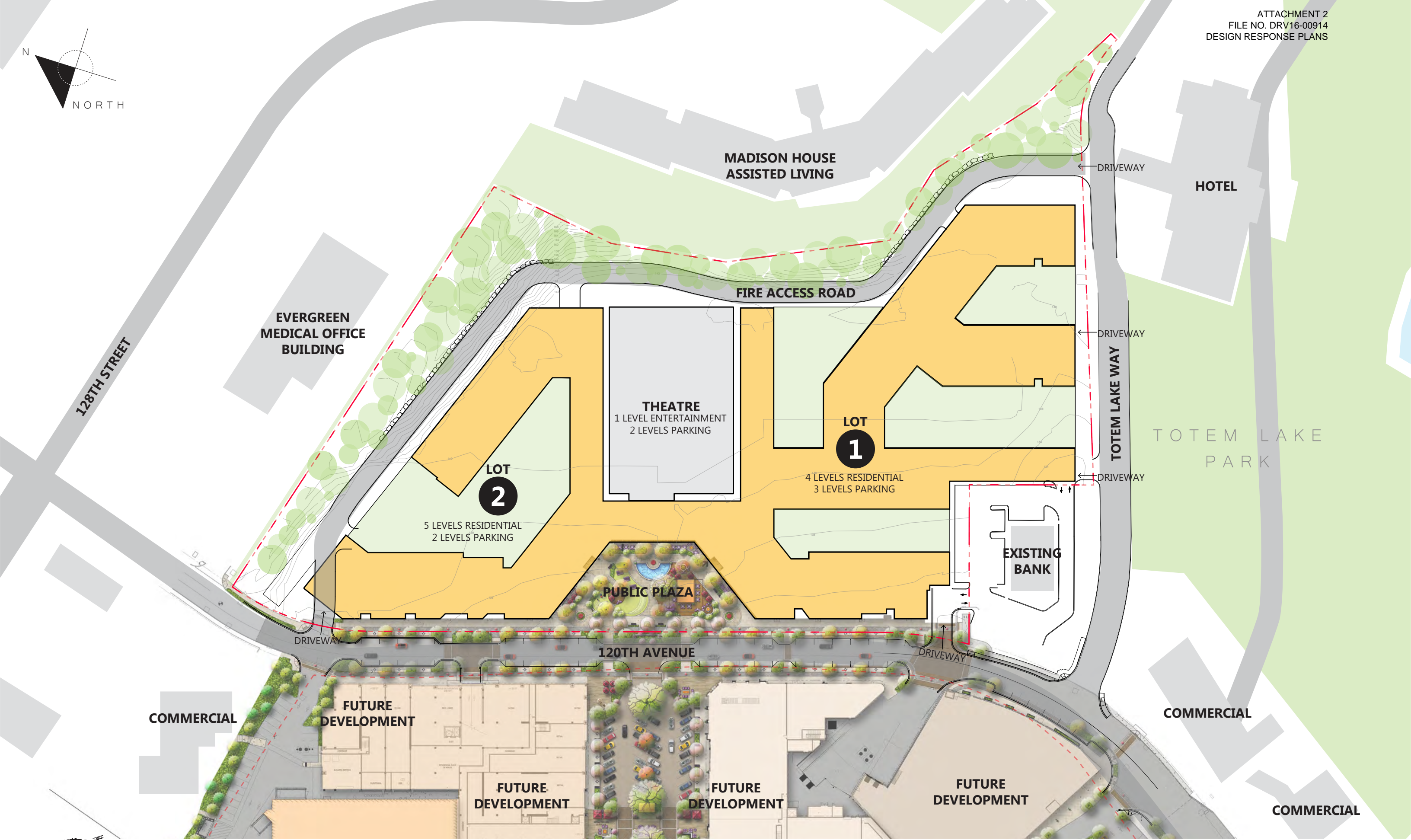
Job Number: 17301
Sheet: C2 of 5

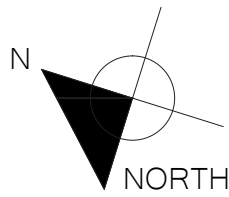
CATCH BASIN
TABLE
CB#1, TYPE 1, W/STANDARD GRATE STA = 12+53.00, -11.17 LT RM = 145.11 E=142.11 (12" SW)
CB#2, TYPE 1, W/STANDARD GRATE STA = 12+53.00, 11.17 RT RM = 145.11 E=141.89 (12" NE) E=141.89 (12" SW)
CB#3, TYPE 1, W/STANDARD GRATE STA = 8+00.00, -11.17 LT RM = 148.63 E=145.63 (12" SW)
CB#4, TYPE 1, W/STANDARD GRATE STA = 8+00.00, 11.17 RT RM = 148.63 E=145.41 (12" NE) E=145.41 (12" NW)
CB#5, TYPE 1, W/STANDARD GRATE STA = 6+50.40, 11.17 RT RM = 147.66 E=143.92 (12" SE) E=143.92 (12" NW)
CB#6, TYPE 1, W/STANDARD GRATE STA = 5+32.06, 7.88 RT RM = 146.96 E=142.78 (12" SE) E=142.78 (12" W)
CB#7, TYPE 1, W/STANDARD GRATE STA = 5+00.00, -11.17 LT RM = 146.68 E=143.68 (12" S)
CB#8, TYPE 1, W/STANDARD GRATE STA = 5+00.00, 11.17 RT RM = 146.68 E=142.50 (12" E) E=143.46 (12" N) E=142.50 (12" W)

CATCH BASIN
TABLE
CB#9, TYPE 1, W/STANDARD GRATE STA = 1+70.01, -11.17 LT RM = 135.23 E=132.16 (12" S)
CB#10, TYPE 1, W/STANDARD GRATE STA = 1+70.01, 11.17 RT RM = 135.23 E=131.94 (12" E) E=131.94 (12" N) E=131.94 (12" W)
CB#11, TYPE 1, W/STANDARD GRATE STA = 1+11.49, 11.17 RT RM = 134.12 E=130.88 (12" E) E=132.88 (12" SW)
CB#12, TYPE 1, W/STANDARD GRATE STA = 0+36.55, -11.17 LT RM = 133.16 E=131.18 (12" SE)
CB#13, TYPE 1, W/STANDARD GRATE STA = 0+36.55, 11.17 RT RM = 133.16 E=131.08 (12" NE) E=131.08 (12" NW) E=131.08 (12" W)
FILTER#1, Rectangular Junction Structure NF STA = 0+26.91, 7.88 RT RM = 133.13 E=131.08 (12" E) E=129.78 (12" W)



FAIRFIELD
RESIDENTIAL





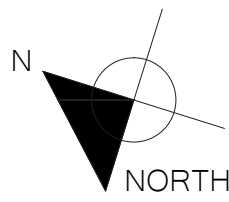
- PARKING
- STORAGE/UTILITIES
- RETAIL
- AMENITIES
- APARTMENTS



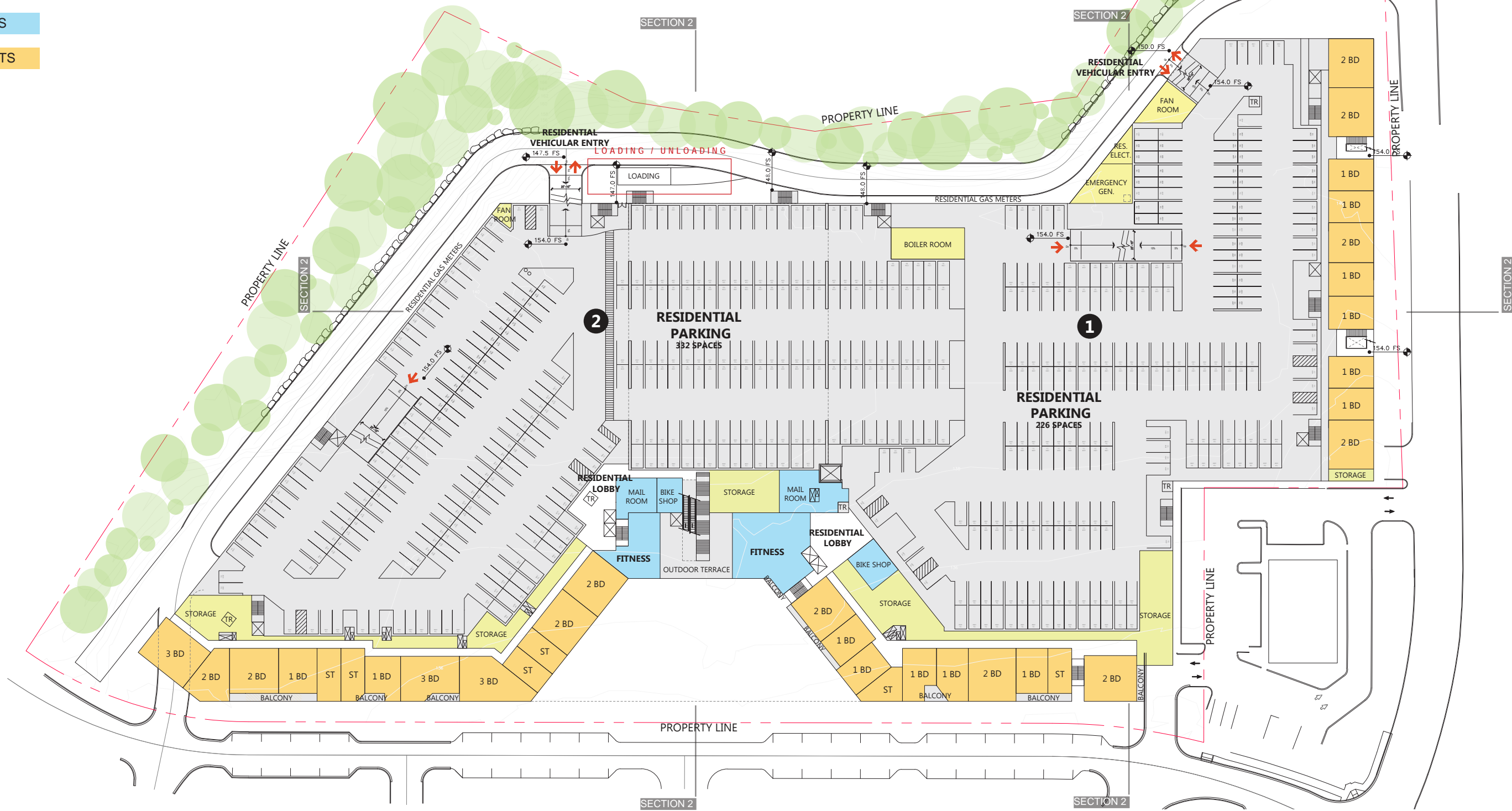
FAIRFIELD
RESIDENTIAL



content LEVEL 1 / scale 1"=80'-0" / project 5638.00 / date 06.09.2016



- PARKING
- STORAGE/UTILITIES
- RETAIL
- AMENITIES
- APARTMENTS



FAIRFIELD
RESIDENTIAL



content LEVEL 2 / scale 1"=80'-0" / project 5638.00 / date 06.09.2016





N

NORTH

PARKING

STORAGE/UTILITIES

RETAIL

AMENITIES

APARTMENTS



FAIRFIELD
RESIDENTIAL

0' 20' 100' 200'

GRAPHIC SCALE

content LEVEL 5 / scale 1"=80'-0" / project 5638.00 / date 06.09.2016

APARTMENTS



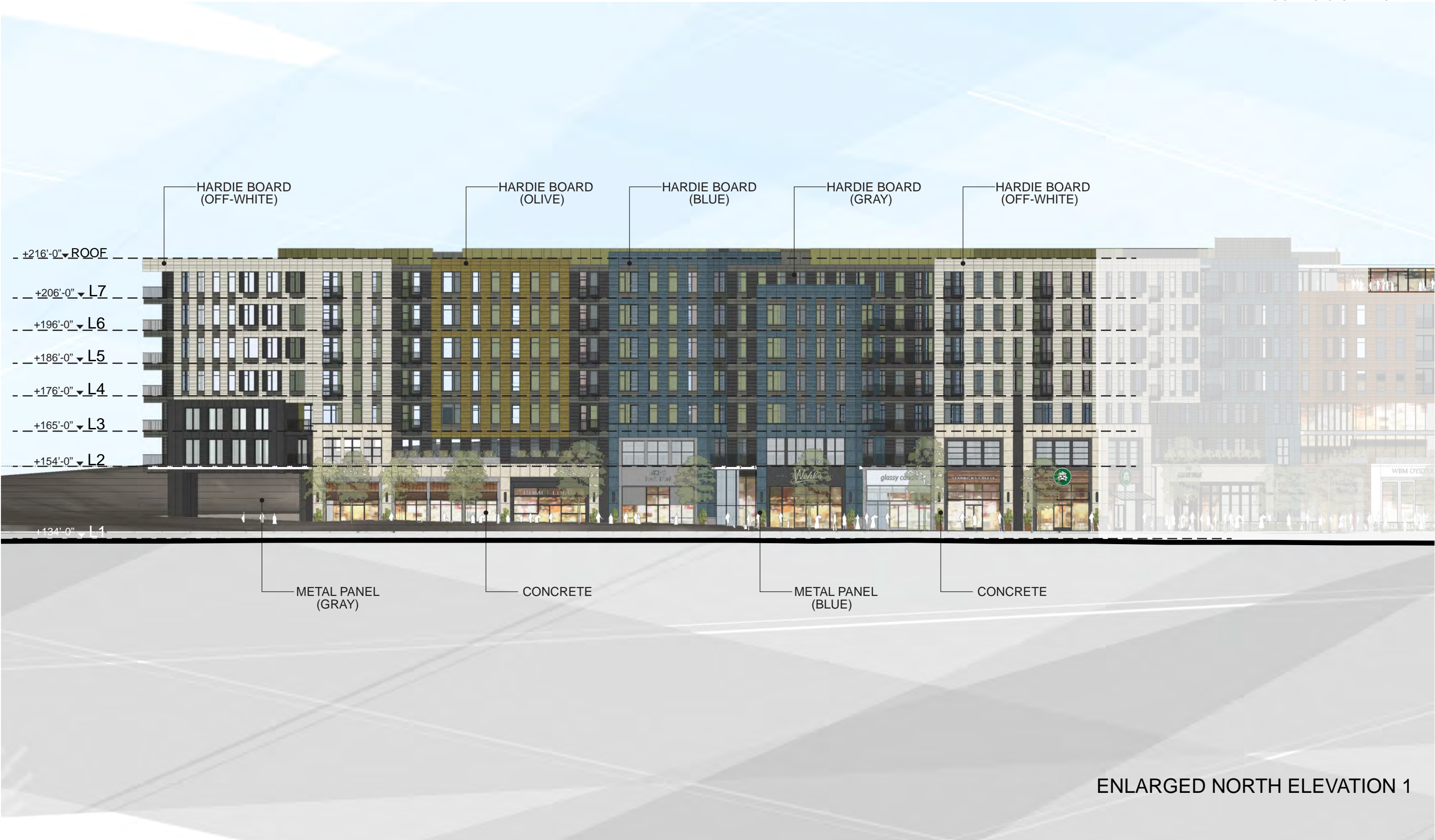




NORTH ELEVATION



EAST ELEVATION



ENLARGED NORTH ELEVATION 1



ENLARGED NORTH ELEVATION 2

